

# THE KOINONIA (QUICKLEY LANE) TRUST

England & Wales · Charity number 1180145

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2018-10-01

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 37 Quickley Lane  
Chorleywood  
WD3 5AE

**Phone** 07810181124

**Email** [koinoniatrust@virginmedia.com](mailto:koinoniatrust@virginmedia.com)

## Activities

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**Objects:** THE OBJECTS OF THE CIO ARE:(A) THE ADVANCEMENT OF THE CHRISTIAN GOSPEL, IN PARTICULAR BY PROVIDING FACILITIES AND OTHER SUPPORT WITHIN OR AROUND THE PARISH OF ST ANDREW'S IN CHORLEYWOOD FOR THE FOLLOWING ACTIVITIES;(I) EQUIPPING CHRISTIAN MEN AND WOMEN TO PREACH AND TEACH THE GOSPEL OF JESUS CHRIST AS SET FORTH IN SCRIPTURE;(II) TEACHING AND PASTORAL CARE; AND(III) YOUTH WORK,(B) SUCH OTHER CHARITABLE OBJECTS OR PURPOSES AS THE TRUSTEES MAY FROM TIME TO TIME DETERMINE.

**Activities:** The principal object of the CIO is the advancement of the Christian gospel, in particular by providing facilities and other support within or around the Parish of St Andrew's in Chorleywood.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Religious Activities
- **Who:** Children/young People, Elderly/old People, People With Disabilities

## Geography

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- Hertfordshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£52,262	£51,019	-	-
2023-12-31	£49,900	£50,955	-	-
2022-12-31	£48,178	£48,687	-	-
2021-12-31	£44,080	£44,097	-	-
2020-12-31	£42,816	£39,241	-	-

## Trustees

Name	Role	Appointed
DENIS OLIVER COLE		2018-10-01
Dr RUSSELL WILLIAMSON FRSB, PhD		2018-10-01
PETER LAWRENCE DOYLE		2018-10-01
Vice Admiral ALAN DAVID RICHARDS CB, JP		2018-10-01

**THE KOINONIA (QUICKLEY LANE) TRUST**

England & Wales - Charity number 1180145

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# Accounts

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# Trustees' Annual Report for the period

Period start date			Period end date		
01	01	2024	31	12	2024
<b>From</b>			<b>To</b>		

## Section A Reference and administration details

**Charity name** THE KOINONIA (QUICKLEY LANE) TRUST

**Other names charity is known by**

**Registered charity number (if any)** 1180145

**Charity's principal address** 37 QUICKLEY LANE  
 CHORLEYWOOD  
 HERTS  
**Postcode** WD3 5AE

### Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1 MR DENIS COLE			THE CHARITY TRUSTEES
2 MR PETER DOYLE			THE CHARITY TRUSTEES
3 MR ALAN RICHARDS			THE CHARITY TRUSTEES
4 DR RUSSELL WILLIAMSON			THE CHARITY TRUSTEES

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document <i>(eg. trust deed, constitution)</i>	CIO FOUNDATION REGISTERED 01.10.2018
How the charity is constituted <i>(eg. trust, association, company)</i>	TRUST DEED
Trustee selection methods <i>(eg. appointed by, elected by)</i>	THE CHARITY TRUSTEES, AND St. Andrew's PCC, Chorleywood ("the appointing body") may appoint one charity trustee.

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

## Section C Objectives and activities

### Summary of the objects of the charity set out in its governing document

The objects of the CIO are:

(a) the advancement of the Christian gospel, in particular by providing facilities and other support within or around the Parish of St Andrew's in Chorleywood for the following activities;

(i) equipping Christian men and women to preach and teach the gospel of Jesus Christ as set forth in scripture;

(ii) teaching and pastoral care; and

(iii) youth work,

(b) such other charitable objects or purposes as the trustees may from time to time determine.

THE CIO HAS MAINTAINED TWO HOUSES AND ONE GARAGE AND PROVIDED THEM FOR THE ACCOMMODATION AND USE OF PERSONS ON THE STAFF OF ST ANDREW'S CHURCH CHORLEYWOOD AND OTHERS FOR WHICH A RENT IS RECEIVED.

SURPLUS FUNDS HAVE BEEN DONATED TO THE GENERAL FUNDS OF ST ANDREW'S CHURCH CHORLEYWOOD.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

THE CIO HAS MAINTAINED ITS PROPERTIES TO A GOOD STANDARD AND PROVIDED THEM FOR USE WITHIN THE PARISH OF ST. ANDREW'S CHORLEYWOOD.

## Section E Financial review

**Brief statement of the charity's policy on reserves**

THE CIO HAS NO RESERVES, JUST A SMALL CASH BALANCE TO MEET IMMEDIATE NEEDS.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

THE CIO'S PRINCIPAL SOURCE OF INCOME IS RENT FOR THE ACCOMMODATION PROVIDED.

THE CIO'S EXPENDITURE HAS INCLUDED THE MAINTENANCE OF ITS PROPERTIES AND THE SURPLUS OF INCOME HAS BEEN DONATED TO ST ANDREW'S CHORLEYWOOD GENERAL FUNDS.

AS SUCH THE CIO HAS COMPLIED WITH ITS OBJECTIVES AS APPROVED BY THE CHARITY COMMISSION IN REGISTERING THE CHARITY AS A CIO.

## Section F Other optional information

THE CIO WAS REGISTERED ON 1<sup>ST</sup> OCTOBER 2018.  
 THE TWO PROPERTIES IN QUICKLEY LANE THAT ARE OWNED BY THE CIO WERE TRANSFERRED TO THE KOINONIA (QUICKLEY LANE) TRUST ON 31<sup>ST</sup> OCTOBER 2019.

## Section G Declaration

The trustees declare that they have approved the trustees' report above.

**Signed on behalf of the charity's trustees**

Signature(s)



Full name(s)

DENIS OLIVER COLE OBE  
FCA

RUSSELL WILLIAMSON PhD  
FRSB

Position (eg Secretary, Chair, etc)

TRUSTEE

TRUSTEE

Date

31 August 2025



**Receipts and payments accounts**

**CC16a**

For the period  
from

Period start date

01.01.2024

To

Period end date

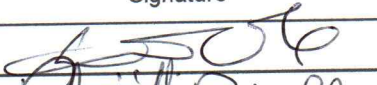
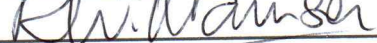
31.12.2024

**Section A Receipts and payments**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
RENT FROM PROPERTIES	52,012	-	-	52,012	49,900
INTEREST	200	-	-	200	-
SUNDRY INCOME	50	-	-	50	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>52,262</b>	<b>-</b>	<b>-</b>	<b>52,262</b>	<b>49,900</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-0	-0	-0	-	
	-0	-0	-0	-	-0
<b>Sub total</b>	<b>-0</b>	<b>-0</b>	<b>-0</b>	<b>-</b>	<b>-0</b>
<b>Total receipts</b>	<b>52,262</b>	<b>-0</b>	<b>-0</b>	<b>52,262</b>	<b>49,900</b>
<b>A3 Payments</b>					
RATES	3,636	-	-	3,636	3,473
REPAIRS	6,544	-	-	6,544	763
SERVICES	4,256	-	-	4,256	3,721
INSURANCE	2,146	-	-	2,146	1,998
ACCOUNTING	6,000	-	-	6,000	6,000
LEGAL EXPENSES	-0	-	-	-	-
BANK CHARGES	1	-	-	1	-
RENTAL EXPENSES	2,436	-	-	2,436	-
DONATIONS - ST ANDREW'S CHURCH	26,000	-	-	26,000	35,000
<b>Sub total</b>	<b>51,019</b>	<b>-</b>	<b>-</b>	<b>51,019</b>	<b>50,955</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-0	-0	-0	-	
	-0	-0	-0	-	
<b>Sub total</b>	<b>-0</b>	<b>-0</b>	<b>-0</b>	<b>-</b>	<b>-0</b>
<b>Total payments</b>	<b>51,019</b>	<b>-0</b>	<b>-0</b>	<b>51,019</b>	<b>50,955</b>
<b>Net of receipts/(payments)</b>	<b>1,243</b>	<b>-</b>	<b>-</b>	<b>1,243</b>	<b>- 1,055</b>
<b>A5 Transfers between funds</b>	<b>-0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>3,977</b>	<b>-</b>	<b>-</b>	<b>3,977</b>	<b>5,032</b>
<b>Cash funds this year end</b>	<b>5,220</b>	<b>-</b>	<b>-</b>	<b>5,220</b>	<b>3,977</b>

**Section B Statement of assets and liabilities at the end of the period**

Categories	Details	Unrestricted funds	Restricted funds	Endowment funds
		to nearest £	to nearest £	to nearest £
<b>B1 Cash funds</b>	CASH BALANCE 31.12.2024	5,220	-	-
		-	-	-
		-	-	-

		<b>Total cash funds</b>	<b>5,220</b>	<b>-</b>	<b>-</b>
		(agree balances with receipts and payments account(s))	OK	OK	OK
			<b>Unrestricted funds</b>	<b>Restricted funds</b>	<b>Endowment funds</b>
			to nearest £	to nearest £	to nearest £
<b>B2 Other monetary assets</b>	Details		-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
<b>B3 Investment assets</b>	Details		Fund to which asset belongs	Cost (optional)	Current value (optional)
				-	-
				-	-
				-	-
				-	-
				-	-
<b>B4 Assets retained for the charity's own use</b>	Details		Fund to which asset belongs	Cost (optional)	Current value (optional)
		DELL VIEW HD157783	UNRESTRICTED	-	1,085,000
		DELL VIEW GARAGE HD584381	UNRESTRICTED	-	INCLUDED ABOVE
		WICK COTTAGE HD583128	UNRESTRICTED	-	1,248,000
				-	-
				-	-
				-	-
				-	-
<b>B5 Liabilities</b>	Details		Fund to which liability relates	Amount due (optional)	When due (optional)
				-	
				-	
				-	
				-	
				-	
Signed by one or two trustees on behalf of all the trustees	Signature		Print Name	Date of approval	
			DENIS OLIVER COLE OBE FCA	31 August 2025	
			RUSSELL WILLIAMSON PhD FRSB	31 August 2025	



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
The Koinonia (Quickley Lane) Trust

**On accounts for the year  
ended**

31 December 2024	<b>Charity no (if any)</b>	1180145
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**Set out on pages**

1 - 2  
Remember to include the page numbers of additional sheets

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024.

**Responsibilities and  
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

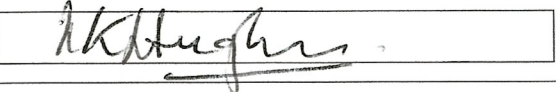
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

**Signed:** 

**Date:** 02.09.2025

**Name:** Nicholas Hughes

**Relevant professional  
qualification(s) or body  
(if any):**

ACIB

**Address:** Wychwood, Burtons Way  
Chalfont St Giles  
Bucks HP8 4BW

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

Not applicable.

**THE KOINONIA (QUICKLEY LANE) TRUST**

England & Wales - Charity number 1180145

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# Accounts

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# Trustees' Annual Report for the period

Period start date			Period end date		
01	01	2023	31	12	2023
<b>From</b>			<b>To</b>		

## Section A

## Reference and administration details

Charity name THE KOINONIA (QUICKLEY LANE) TRUST

Other names charity is known by

Registered charity number (if any) 1180145

Charity's principal address 37 QUICKLEY LANE

CHORLEYWOOD  
HERTS

Postcode

WD3 5AE

### Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1 MR DENIS COLE			THE CHARITY TRUSTEES
2 MR PETER DOYLE			THE CHARITY TRUSTEES
4 MR ALAN RICHARDS			THE CHARITY TRUSTEES
5 DR RUSSELL WILLIAMSON			THE CHARITY TRUSTEES

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

--

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document <small>(eg. trust deed, constitution)</small>	CIO FOUNDATION REGISTERED 01.10.2018
How the charity is constituted <small>(eg. trust, association, company)</small>	TRUST DEED
Trustee selection methods <small>(eg. appointed by, elected by)</small>	THE CHARITY TRUSTEES, AND St. Andrew's PCC, Chorleywood ("the appointing body") may appoint one charity trustee.

### Additional governance issues (Optional information)

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

## Section C Objectives and activities

### Summary of the objects of the charity set out in its governing document

The objects of the CIO are:

(a) the advancement of the Christian gospel, in particular by providing facilities and other support within or around the Parish of St Andrew's in Chorleywood for the following activities;

(i) equipping Christian men and women to preach and teach the gospel of Jesus Christ as set forth in scripture;

(ii) teaching and pastoral care; and

(iii) youth work,

(b) such other charitable objects or purposes as the trustees may from time to time determine.

THE CIO HAS MAINTAINED TWO HOUSES AND ONE GARAGE AND PROVIDED THEM FOR THE ACCOMMODATION AND USE OF PERSONS ON THE STAFF OF ST ANDREW'S CHURCH CHORLEYWOOD AND OTHERS FOR WHICH A RENT IS RECEIVED.

SURPLUS FUNDS HAVE BEEN DONATED TO THE GENERAL FUNDS OF ST ANDREW'S CHURCH CHORLEYWOOD.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**Additional details of objectives and activities (Optional information)**

You may choose to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

THE CIO HAS MAINTAINED ITS PROPERTIES TO A GOOD STANDARD AND PROVIDED THEM FOR USE WITHIN THE PARISH OF ST. ANDREW'S CHORLEYWOOD.

## Section E

## Financial review

**Brief statement of the charity's policy on reserves**

THE CIO HAS NO RESERVES, JUST A SMALL CASH BALANCE TO MEET IMMEDIATE NEEDS.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

THE CIO'S PRINCIPAL SOURCE OF INCOME IS RENT FOR THE ACCOMMODATION PROVIDED.

THE CIO'S EXPENDITURE HAS INCLUDED THE MAINTENANCE OF ITS PROPERTIES AND THE SURPLUS OF INCOME HAS BEEN DONATED TO ST ANDREW'S CHORLEYWOOD GENERAL FUNDS.

AS SUCH THE CIO HAS COMPLIED WITH ITS OBJECTIVES AS APPROVED BY THE CHARITY COMMISSION IN REGISTERING THE CHARITY AS A CIO.

## Section F

## Other optional information

THE CIO WAS REGISTERED ON 1<sup>ST</sup> OCTOBER 2018.  
THE TWO PROPERTIES IN QUICKLEY LANE THAT ARE OWNED BY THE CIO WERE TRANSFERRED TO THE KOINONIA (QUICKLEY LANE) TRUST ON 31<sup>ST</sup> OCTOBER 2019.

## Section G

## Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

DENIS OLIVER COLE OBE  
FCA

RUSSELL WILLIAMSON PhD  
FRSB

Position (eg Secretary,  
Chair, etc)

TRUSTEE

TRUSTEE

Date

31 July 2024



**Receipts and payments accounts**

**CC16a**

For the period  
from

Period start date  
01.01.2023

To

Period end date  
31.12.2023

**Section A Receipts and payments**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
RENT FROM PROPERTIES	49,900	-	-	49,900	48,178
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>49,900</b>	<b>-</b>	<b>-</b>	<b>49,900</b>	<b>48,178</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-0	-0	-0	-	
	-0	-0	-0	-	-0
<b>Sub total</b>	<b>-0</b>	<b>-0</b>	<b>-0</b>	<b>-</b>	<b>-0</b>
<b>Total receipts</b>	<b>49,900</b>	<b>-0</b>	<b>-0</b>	<b>49,900</b>	<b>48,178</b>
<b>A3 Payments</b>					
RATES	3,473	-	-	3,473	3,323
REPAIRS	763	-	-	763	2,753
SERVICES	3,721	-	-	3,721	3,005
INSURANCE	1,998	-	-	1,998	1,606
ACCOUNTING	6,000	-	-	6,000	6,000
LEGAL EXPENSES	-0	-	-	-	
DONATIONS - ST ANDREW'S CHURCH	35,000	-	-	35,000	32,000
	-0	-	-	-	
	-0	-	-	-	
<b>Sub total</b>	<b>50,955</b>	<b>-</b>	<b>-</b>	<b>50,955</b>	<b>48,687</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-0	-0	-0	-	
	-0	-0	-0	-	
<b>Sub total</b>	<b>-0</b>	<b>-0</b>	<b>-0</b>	<b>-</b>	<b>-0</b>
<b>Total payments</b>	<b>50,955</b>	<b>-0</b>	<b>-0</b>	<b>50,955</b>	<b>48,687</b>
<b>Net of receipts/(payments)</b>	<b>- 1,055</b>	<b>-</b>	<b>-</b>	<b>- 1,055</b>	<b>- 509</b>
A5 Transfers between funds	-0	-	-	-	-
A6 Cash funds last year end	5,032	-	-	5,032	5,541
<b>Cash funds this year end</b>	<b>3,977</b>	<b>-</b>	<b>-</b>	<b>3,977</b>	<b>5,032</b>

**Section B Statement of assets and liabilities at the end of the period**

Categories	Details	Unrestricted funds	Restricted funds	Endowment funds
		to nearest £	to nearest £	to nearest £
<b>B1 Cash funds</b>	CASH BALANCE 31.12.2023	3,977	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>3,977</b>	<b>-</b>	<b>-</b>





**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
The Koinonia (Quickley Lane) Trust

**On accounts for the year  
ended**

31 December 2023

**Charity no  
(if any)**

1180145

**Set out on pages**

1 - 2

*(remember to include the page numbers of additional sheets)*

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2023.

**Responsibilities and  
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

**Signed:**

*Nicholas Hughes*

**Date:**

06.08.2024

**Name:**

Nicholas Hughes

**Relevant professional  
qualification(s) or body  
(if any):**

ACIB

**Address:**

Wychwood, Burtons Way

Chalfont St Giles

Bucks HP8 4BW

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

Not applicable.

**THE KOINONIA (QUICKLEY LANE) TRUST**

England & Wales - Charity number 1180145

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# Accounts

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# Trustees' Annual Report for the period

Period start date			Period end date		
01	01	2022	31	12	2022
<b>From</b>			<b>To</b>		

## Section A Reference and administration details

Charity name THE KOINONIA (QUICKLEY LANE) TRUST

Other names charity is known by

Registered charity number (if any) 1180145

Charity's principal address

37 QUICKLEY LANE
CHORLEYWOOD
HERTS
<b>Postcode</b> WD3 5AE

### Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1 MR DENIS COLE			THE CHARITY TRUSTEES
2 MR PETER DOYLE			THE CHARITY TRUSTEES
4 MR ALAN RICHARDS			THE CHARITY TRUSTEES
5 DR RUSSELL WILLIAMSON			THE CHARITY TRUSTEES

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

--

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document <small>(eg. trust deed, constitution)</small>	CIO FOUNDATION REGISTERED 01.10.2018
How the charity is constituted <small>(eg. trust, association, company)</small>	TRUST DEED
Trustee selection methods <small>(eg. appointed by, elected by)</small>	THE CHARITY TRUSTEES, AND St. Andrew's PCC, Chorleywood ("the appointing body") may appoint one charity trustee.

### Additional governance issues (Optional information)

<p>You may choose to include additional information, where relevant, about:</p> <ul style="list-style-type: none"> <li>• policies and procedures adopted for the induction and training of trustees;</li> <li>• the charity's organisational structure and any wider network with which the charity works;</li> <li>• relationship with any related parties;</li> <li>• trustees' consideration of major risks and the system and procedures to manage them.</li> </ul>	<p>In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.</p>
---	--

## Section C Objectives and activities

### Summary of the objects of the charity set out in its governing document

The objects of the CIO are:

(a) the advancement of the Christian gospel, in particular by providing facilities and other support within or around the Parish of St Andrew's in Chorleywood for the following activities;

(i) equipping Christian men and women to preach and teach the gospel of Jesus Christ as set forth in scripture;

(ii) teaching and pastoral care; and

(iii) youth work,

(b) such other charitable objects or purposes as the trustees may from time to time determine.

THE CIO HAS MAINTAINED TWO HOUSES AND ONE GARAGE AND PROVIDED THEM FOR THE ACCOMMODATION AND USE OF PERSONS ON THE STAFF OF ST ANDREW'S CHURCH CHORLEYWOOD AND OTHERS FOR WHICH A RENT IS RECEIVED.

SURPLUS FUNDS HAVE BEEN DONATED TO THE GENERAL FUNDS OF ST ANDREW'S CHURCH CHORLEYWOOD.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

THE CIO HAS MAINTAINED ITS PROPERTIES TO A GOOD STANDARD AND PROVIDED THEM FOR USE WITHIN THE PARISH OF ST. ANDREW'S CHORLEYWOOD.

## Section E

## Financial review

**Brief statement of the charity's policy on reserves**

THE CIO HAS NO RESERVES, JUST A SMALL CASH BALANCE TO MEET IMMEDIATE NEEDS.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

THE CIO'S PRINCIPAL SOURCE OF INCOME IS RENT FOR THE ACCOMMODATION PROVIDED.

THE CIO'S EXPENDITURE HAS INCLUDED THE MAINTENANCE OF ITS PROPERTIES AND THE SURPLUS OF INCOME HAS BEEN DONATED TO ST ANDREW'S CHORLEYWOOD GENERAL FUNDS.

AS SUCH THE CIO HAS COMPLIED WITH ITS OBJECTIVES AS APPROVED BY THE CHARITY COMMISSION IN REGISTERING THE CHARITY AS A CIO.

## Section F

## Other optional information

THE CIO WAS REGISTERED ON 1<sup>ST</sup> OCTOBER 2018.  
THE TWO PROPERTIES IN QUICKLEY LANE THAT ARE OWNED BY THE CIO WERE TRANSFERRED TO THE KOINONIA (QUICKLEY LANE) TRUST ON 31<sup>ST</sup> OCTOBER 2019.

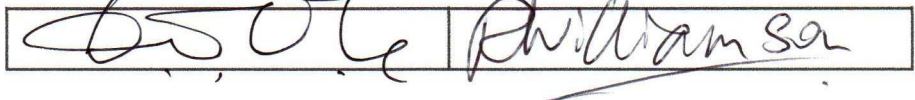
## Section G

## Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

DENIS OLIVER COLE OBE  
FCA

RUSSELL WILLIAMSON PhD  
FRSB

Position (eg Secretary, Chair, etc)

TRUSTEE

TRUSTEE

Date

19 September 2023



CHARITY COMMISSION  
FOR ENGLAND AND WALES

THE KOINONIA (QUICKLEY LANE) TRUST

No (if any)  
1180145

CC16a

## Receipts and payments accounts

For the period from	Period start date 01.01.2022	To	Period end date 31.12.2022
------------------------	---------------------------------	----	-------------------------------

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
RENT FROM PROPERTIES	48,178	-	-	48,178	44,080
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>48,178</b>	<b>-</b>	<b>-</b>	<b>48,178</b>	<b>44,080</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>48,178</b>	<b>-</b>	<b>-</b>	<b>48,178</b>	<b>44,080</b>
<b>A3 Payments</b>					
RATES	3,323	-	-	3,323	3,195
REPAIRS	2,753	-	-	2,753	4,761
SERVICES	3,005	-	-	3,005	2,196
INSURANCE	1,606	-	-	1,606	1,509
ACCOUNTING	6,000	-	-	6,000	6,000
LEGAL EXPENSES	-	-	-	-	436
DONATIONS - ST ANDREW'S CHURCH	32,000	-	-	32,000	26,000
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>48,687</b>	<b>-</b>	<b>-</b>	<b>48,687</b>	<b>44,097</b>
<b>A4 Asset and investment purchases. (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>48,687</b>	<b>-</b>	<b>-</b>	<b>48,687</b>	<b>44,097</b>
<b>Net of receipts/(payments)</b>	<b>- 509</b>	<b>-</b>	<b>-</b>	<b>- 509</b>	<b>- 17</b>
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	5,541	-	-	5,541	5,558
<b>Cash funds this year end</b>	<b>5,032</b>	<b>-</b>	<b>-</b>	<b>5,032</b>	<b>5,541</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	CASH BALANCE 31.12.2022	5,032	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>5,032</b>	<b>-</b>	<b>-</b>
(agree balances with receipts and payments account(s))		OK	OK	OK

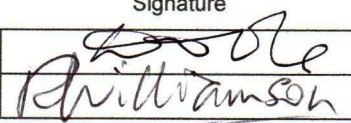
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	DELL VIEW HD157783	UNRESTRICTED	-	759,000
	DELL VIEW GARAGE HD584381	UNRESTRICTED	-	INCLUDED ABOVE
	WICK COTTAGE HD583128	UNRESTRICTED	-	909,000
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	DENIS OLIVER COLE OBE FCA	19.09.2023
	RUSSELL WILLIAMSON PhD FRSE	19.09.2023



**Section A Independent Examiner's Report**

**Report to the trustees/  
members of**

**On accounts for the year  
ended**  **Charity no  
(if any)**

**Set out on pages**   
(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2022.

**Responsibilities and  
basis of report** As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement** I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

**Signed:**  **Date:**

**Name:**

**Relevant professional  
qualification(s) or body  
(if any):**

**Address:**

**Section B Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

Not applicable.

**THE KOINONIA (QUICKLEY LANE) TRUST**

England & Wales - Charity number 1180145

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# Accounts

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# Trustees' Annual Report for the period

Period start date			Period end date		
01	01	2021	31	12	2021
<b>From</b>			<b>To</b>		

## Section A Reference and administration details

**Charity name** THE KOINONIA (QUICKLEY LANE) TRUST

**Other names charity is known by**

**Registered charity number (if any)** 1180145

**Charity's principal address** 37 QUICKLEY LANE

CHORLEYWOOD  
HERTS

**Postcode** WD3 5AE

### Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1 MR DENIS COLE			THE CHARITY TRUSTEES
2 MR PETER DOYLE			THE CHARITY TRUSTEES
3 MR ALUN PRICE-DAVIES		RESIGNED 1 OCTOBER 2021	THE CHARITY TRUSTEES
4 MR ALAN RICHARDS			THE CHARITY TRUSTEES
5 DR RUSSELL WILLIAMSON			THE CHARITY TRUSTEES

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

--

**Section B Structure, governance and management**

**Description of the charity's trusts**

Type of governing document <i>(eg. trust deed, constitution)</i>	CIO FOUNDATION REGISTERED 01.10.2018
How the charity is constituted <i>(eg. trust, association, company)</i>	TRUST DEED
Trustee selection methods <i>(eg. appointed by, elected by)</i>	THE CHARITY TRUSTEES, AND St. Andrew's PCC, Chorleywood ("the appointing body") may appoint one charity trustee.

**Additional governance issues (Optional information)**

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

**Section C Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

The objects of the CIO are:  
 (a) the advancement of the Christian gospel, in particular by providing facilities and other support within or around the Parish of St Andrew's in Chorleywood for the following activities;  
 (i) equipping Christian men and women to preach and teach the gospel of Jesus Christ as set forth in scripture;  
 (ii) teaching and pastoral care; and  
 (iii) youth work,  
 (b) such other charitable objects or purposes as the trustees may from time to time determine.

THE CIO HAS MAINTAINED TWO HOUSES AND ONE GARAGE AND PROVIDED THEM FOR THE ACCOMMODATION AND USE OF PERSONS ON THE STAFF OF ST ANDREW'S CHURCH CHORLEYWOOD AND OTHERS FOR WHICH A RENT IS RECEIVED.

SURPLUS FUNDS HAVE BEEN DONATED TO THE GENERAL FUNDS OF ST ANDREW'S CHURCH CHORLEYWOOD.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

THE CIO HAS MAINTAINED ITS PROPERTIES TO A GOOD STANDARD AND PROVIDED THEM FOR USE WITHIN THE PARISH OF ST. ANDREW'S CHORLEYWOOD.

## Section E

## Financial review

**Brief statement of the charity's policy on reserves**

THE CIO HAS NO RESERVES, JUST A SMALL CASH BALANCE TO MEET IMMEDIATE NEEDS.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

THE CIO'S PRINCIPAL SOURCE OF INCOME IS RENT FOR THE ACCOMMODATION PROVIDED.

THE CIO'S EXPENDITURE HAS INCLUDED THE MAINTENANCE OF ITS PROPERTIES AND THE SURPLUS OF INCOME HAS BEEN DONATED TO ST ANDREW'S CHORLEYWOOD GENERAL FUNDS.

AS SUCH THE CIO HAS COMPLIED WITH ITS OBJECTIVES AS APPROVED BY THE CHARITY COMMISSION IN REGISTERING THE CHARITY AS A CIO.

## Section F

## Other optional information

THE CIO WAS REGISTERED ON 1<sup>ST</sup> OCTOBER 2018.  
THE TWO PROPERTIES IN QUICKLEY LANE THAT ARE OWNED BY THE CIO WERE TRANSFERRED TO THE KOINONIA (QUICKLEY LANE) TRUST ON 31<sup>ST</sup> OCTOBER 2019.

## Section G

## Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

DENIS OLIVER COLE OBE  
FCA

RUSSELL WILLIAMSON PhD  
FRSB

Position (eg Secretary,  
Chair, etc)

TRUSTEE

TRUSTEE

Date

9.10.2022



CHARITY COMMISSION  
FOR ENGLAND AND WALES

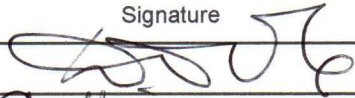
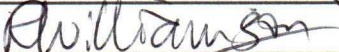
Charity Name <b>THE KOINONIA [(QUICKLEY LANE) TRUST]</b>		No (if any) 1180145	<b>CC16a</b>
<b>Receipts and payments accounts</b>			
For the period from	Period start date 01.01.2021	To Period end date 31.12.2021	

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
RENT FROM PROPERTIES	44,080	-	-	44,080	42,816
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>44,080</b>	<b>-</b>	<b>-</b>	<b>44,080</b>	<b>42,816</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-0	-0	-0	-	
	-0	-0	-0	-	-0
<b>Sub total</b>	<b>-0</b>	<b>-0</b>	<b>-0</b>	<b>-</b>	<b>-0</b>
<b>Total receipts</b>	<b>44,080</b>	<b>-0</b>	<b>-0</b>	<b>44,080</b>	<b>42,816</b>
<b>A3 Payments</b>					
RATES	3,195	-	-	3,195	3,070
REPAIRS	4,761	-	-	4,761	4,404
SERVICES	2,196	-	-	2,196	2,513
INSURANCE	1,509	-	-	1,509	1,254
ACCOUNTING	6,000	-	-	6,000	6,000
LEGAL EXPENSES	436	-	-	436	-
DONATIONS - ST ANDREW'S CHURCH	26,000	-	-	26,000	22,000
	-0	-	-	-	-
	-0	-	-	-	-
<b>Sub total</b>	<b>44,097</b>	<b>-</b>	<b>-</b>	<b>44,097</b>	<b>39,241</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-0	-0	-0	-	
	-0	-0	-0	-	
<b>Sub total</b>	<b>-0</b>	<b>-0</b>	<b>-0</b>	<b>-</b>	<b>-0</b>
<b>Total payments</b>	<b>44,097</b>	<b>-0</b>	<b>-0</b>	<b>44,097</b>	<b>39,241</b>
<b>Net of receipts/(payments)</b>	<b>-17</b>	<b>-</b>	<b>-</b>	<b>17</b>	<b>3,575</b>
<b>A5 Transfers between funds</b>	<b>-0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>5,558</b>	<b>-</b>	<b>-</b>	<b>5,558</b>	<b>1,983</b>
<b>Cash funds this year end</b>	<b>5,541</b>	<b>-</b>	<b>-</b>	<b>5,541</b>	<b>5,558</b>

### Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	CASH BALANCE 31.12.21	5,541	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>5,541</b>	<b>-</b>	<b>-</b>

	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds	Restricted funds	Endowment funds
	Details	to nearest £	to nearest £	to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	DELL VIEW HD157783	UNRESTRICTED	-	759,000
	DELL VIEW GARAGE HD584381	UNRESTRICTED	-	INCLUDED ABOVE
	WICK COTTAGE HD583128	UNRESTRICTED	-	909,000
			-	-
			-	-
			-	-
			-	-
			-	-
	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		DENIS OLIVER COLE OBE FCA	24.9.2022	
		RUSSELL WILLIAMSON PhD FRSB	24.9.2022	



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
The Koinonia (Quickley Lane) Trust

**On accounts for the year  
ended**

31 December 2021

**Charity no  
(if any)**

1180145

**Set out on pages**

1 - 2  
(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2021. DD / MM / YYYY.

**Responsibilities and  
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

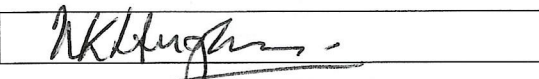
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

**Signed:** 

**Date:** 10.10.2022

**Name:** Nicholas Hughes

**Relevant professional  
qualification(s) or body  
(if any):**

ACIB

**Address:**

Wychwood, Burtons Way  
Chalfont St Giles  
Bucks HP8 4BW

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

Not applicable.

**THE KOINONIA (QUICKLEY LANE) TRUST**

England & Wales - Charity number 1180145

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# Accounts

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# Trustees' Annual Report for the period

	Period start date			Period end date			
<b>From</b>	01	01	2020	<b>To</b>	31	12	2020

## Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

**Postcode**

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	MR DENIS COLE			THE CHARITY TRUSTEES
2	MR PETER DOYLE			THE CHARITY TRUSTEES
3	MR ALUN PRICE-DAVIES			THE CHARITY TRUSTEES
4	MR ALAN RICHARDS			THE CHARITY TRUSTEES
5	DR RUSSELL WILLIAMSON			THE CHARITY TRUSTEES
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

--

**Section B Structure, governance and management**

**Description of the charity's trusts**

Type of governing document <i>(eg. trust deed, constitution)</i>	CIO FOUNDATION REGISTERED 01.10.2018
How the charity is constituted <i>(eg. trust, association, company)</i>	TRUST DEED
Trustee selection methods <i>(eg. appointed by, elected by)</i>	THE CHARITY TRUSTEES, AND St. Andrew's PCC, Chorleywood ("the appointing body") may appoint one charity trustee.

**Additional governance issues (Optional information)**

<p>You may choose to include additional information, where relevant, about:</p> <ul style="list-style-type: none"> <li>• policies and procedures adopted for the induction and training of trustees;</li> <li>• the charity's organisational structure and any wider network with which the charity works;</li> <li>• relationship with any related parties;</li> <li>• trustees' consideration of major risks and the system and procedures to manage them.</li> </ul>	<p>In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.</p>
---	--

**Section C Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

The objects of the CIO are:

(a) the advancement of the Christian gospel, in particular by providing facilities and other support within or around the Parish of St Andrew's in Chorleywood for the following activities;

(i) equipping Christian men and women to preach and teach the gospel of Jesus Christ as set forth in scripture;

(ii) teaching and pastoral care; and

(iii) youth work,

(b) such other charitable objects or purposes as the trustees may from time to time determine.

THE CIO HAS MAINTAINED TWO HOUSES AND ONE GARAGE AND PROVIDED THEM FOR THE ACCOMMODATION AND USE OF PERSONS ON THE STAFF OF ST ANDREW'S CHURCH CHORLEYWOOD FOR WHICH A RENT IS RECEIVED.

SURPLUS FUNDS HAVE BEEN DONATED TO THE GENERAL FUNDS OF ST ANDREW'S CHURCH CHORLEYWOOD.

AS SUCH THE CIO HAS COMPLIED WITH ITS OBJECTIVES AS APPROVED BY THE CHARITY COMMISSION IN REGISTERING THE CHARITY AS A CIO.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**Additional details of objectives and activities (Optional information)**

You may choose to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

THE CIO HAS MAINTAINED ITS PROPERTIES TO A GOOD STANDARD AND PROVIDED THEM FOR USE WITHIN THE PARISH OF ST. ANDREW'S CHORLEYWOOD.

## Section E

## Financial review

Brief statement of the charity's policy on reserves

THE CIO HAS NO RESERVES, JUST A SMALL CASH BALANCE TO MEET IMMEDIATE NEEDS.

Details of any funds materially in deficit

Further financial review details (Optional information)

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

THE CIO'S PRINCIPAL SOURCE OF INCOME IS RENT FOR THE ACCOMMODATION PROVIDED.

THE CIO'S EXPENDITURE HAS INCLUDED THE MAINTENANCE OF ITS PROPERTIES AND THE SURPLUS OF INCOME HAS BEEN DONATED TO ST ANDREW'S CHORLEYWOOD GENERAL FUNDS.

## Section F

## Other optional information


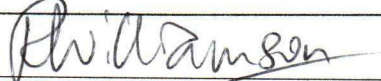
THE CIO WAS REGISTERED ON 1<sup>ST</sup> OCTOBER 2018.  
THE TWO PROPERTIES IN QUICKLEY LANE THAT ARE OWNED BY THE CIO WERE TRANSFERRED TO THE KOINONIA (QUICKLEY LANE) TRUST ON 31<sup>ST</sup> OCTOBER 2019.

## Section G

## Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	DENIS OLIVER COLE OBE FCA	RUSSELL WILLIAMSON PhD FRSB
Position (eg Secretary, Chair, etc)	TRUSTEE	TRUSTEE
Date	21.06.2021	



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Charity Name  
THE KOINONIA (QUICKLEY LANE) TRUST

No (if any)  
1180145

CC16a

## Receipts and payments accounts

For the period from 01.01.2020 To 31.12.2020

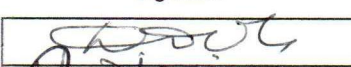

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year 01.10.2018 to 31.12.2019
<b>A1 Receipts</b>					
RENT FROM PROPERTIES	42,816	-	-	42,816	50,584
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>42,816</b>	<b>-</b>	<b>-</b>	<b>42,816</b>	<b>50,584</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>42,816</b>	<b>-</b>	<b>-</b>	<b>42,816</b>	<b>50,584</b>
<b>A3 Payments</b>					
RATES	3,070	-	-	3,070	1,490
REPAIRS	4,404	-	-	4,404	20,112
SERVICES	2,513	-	-	2,513	793
INSURANCE	1,254	-	-	1,254	1,193
ACCOUNTING	6,000	-	-	6,000	6,000
LEGAL EXPENSES	-	-	-	0	9,013
DONATIONS - ST. ANDREW'S CHURCH	22,000	-	-	22,000	10,000
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>39,241</b>	<b>-</b>	<b>-</b>	<b>39,241</b>	<b>48,601</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>39,241</b>	<b>-</b>	<b>-</b>	<b>39,241</b>	<b>48,601</b>
<b>Net of receipts/(payments)</b>	<b>3,575</b>	<b>-</b>	<b>-</b>	<b>3,575</b>	<b>1,983</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>1,983</b>	<b>-</b>	<b>-</b>	<b>1,983</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>5,558</b>	<b>-</b>	<b>-</b>	<b>5,558</b>	<b>1,983</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	CASH BALANCE 31.12.2020	5,558	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>5,558</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
<b>B2 Other monetary assets</b>	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	DELL VIEW HD157783	UNRESTRICTED	-	759,000
	DELL VIEW GARAGE HD584381	UNRESTRICTED	-	INCLUDED ABOVE
	WICK COTTAGE HD 583128	UNRESTRICTED	-	909,000
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	NONE		-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	DENIS OLIVER COLE OBE FCA	21.06.2021
	RUSSELL WILLIAMSON PhD FRSB	21.06.2021



**Section A**

**Independent Examiner's Report**

<b>Report to the trustees/ members of</b>	Charity Name The Koinonia (Quickley Lane) Trust		
<b>On accounts for the year ended</b>	31 December 2020	<b>Charity no (if any)</b>	1180145
<b>Set out on pages</b>	1 - 2 <small>(remember to include the page numbers of additional sheets)</small>		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2020.

**Responsibilities and basis of report** As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

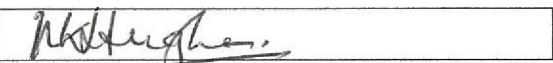
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

**Signed:**  **Date:** 25.06.2021

**Name:** Nicholas Hughes

**Relevant professional qualification(s) or body (if any):** ACIB

**Address:** Wychwood, Burtons Way  
Chalfont St Giles  
Bucks HP8 4BW

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

Not applicable.